

50,000

STATE OF ALABAMA §  
SHELBY COUNTY §

Send Tax Notice To:  
J. Timothy and Julia R. Smith  
784 Dividing Ridge Dr.  
Hoover, AL 35244

WARRANTY DEED (Survivorship)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of marriage, I, J. TIMOTHY SMITH (hereinafter referred to as Grantor), a married person, do grant, bargain, sell, and convey unto J. TIMOTHY SMITH and JULIA R. SMITH (hereinafter referred to as Grantee), both of whom are married persons, for and during their joint lives with remainder upon the death of either of them, to the survivor of them in fee simple, together with any contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 59, according to the survey of Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama. Subject to:

1. Taxes for the current tax year, which constitute a lien but are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 127, page 140.
3. Restrictive Covenants in favor of Alabama Power Company, as recorded in Misc. Volume 21, page 392.
4. Restrictions appearing of record in Misc. Volume 14, page 536 and amended in Misc. Volume 17, page 550.
5. Agreement with Alabama Power Company for underground residential distribution as shown by instrument(s) recorded in Misc. Volume 21, page 393.
6. A 10 foot easement along the Westerly lot line, as shown on recorded map.

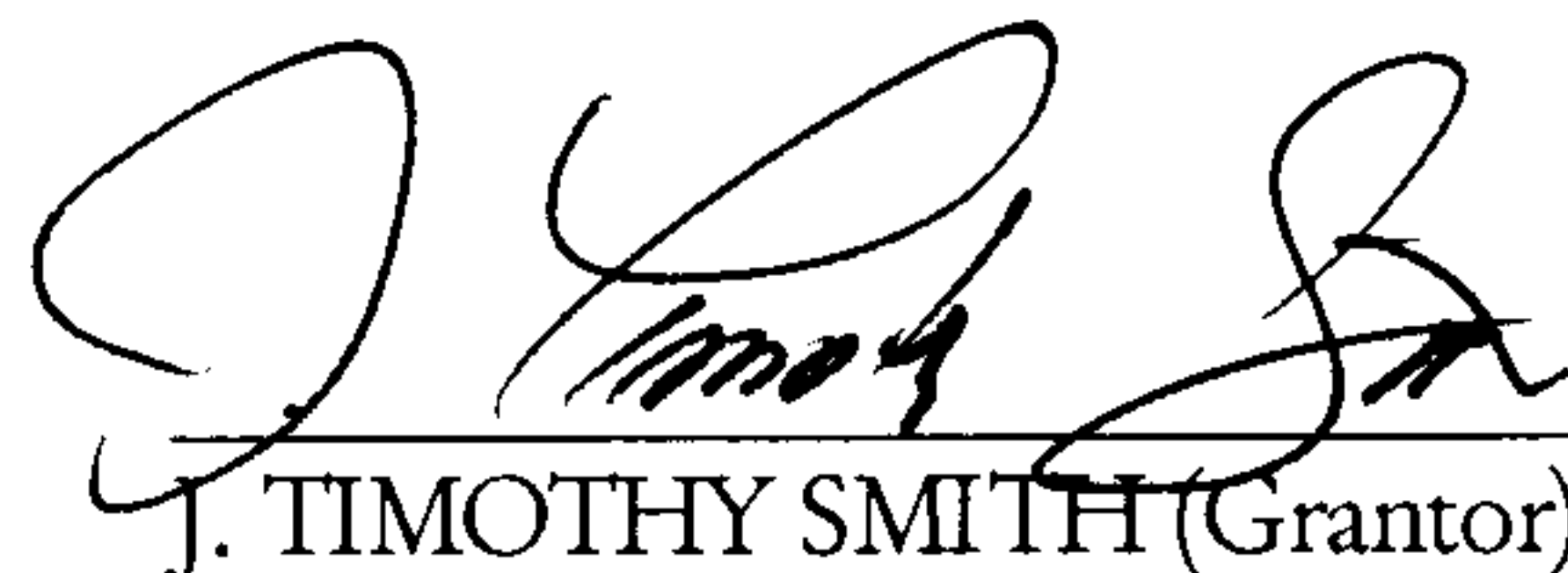
This conveyance is done between husband and wife; therefore, no title search or examination has been performed.

TO HAVE AND TO HOLD Unto the said Grantees, for and during their joint lives with the remainder upon the death of either of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever, against the lawful claims of all persons.

Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

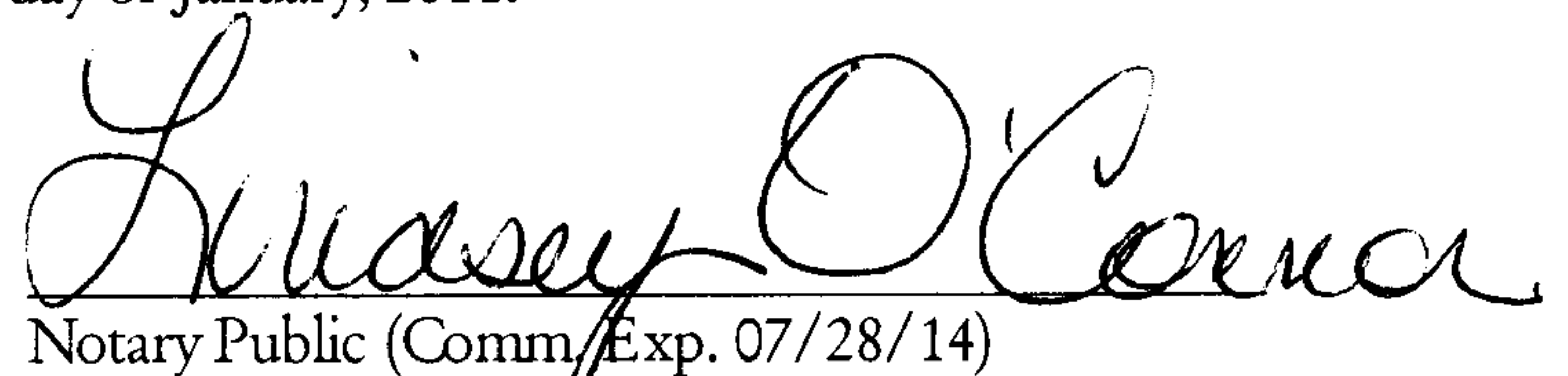
IN WITNESS WHEREOF, I have hereto set my hand and seal this the 6<sup>th</sup> day of January, 2011.


  
J. TIMOTHY SMITH (Grantor)

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. TIMOTHY SMITH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, said individual executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of January, 2011.

  
Notary Public (Comm/Exp. 07/28/14)

  
20110113000012540 1/1 \$62.00  
Shelby Cnty Judge of Probate, AL  
01/13/2011 09:47:22 AM FILED/CERT

Shelby County, AL 01/13/2011  
State of Alabama  
Deed Tax: \$50.00